



HOLYOKE GROVE, WHITNASH

complete ● ● ●
SALES & LETTINGS





A large detached home situated at the foot of a cul-de-sac in Whitnash, built by builders Crest Nicholson in 2000. The property has been extended by the current owners and it's the first time this property has been to market for 23 years. It's a very spacious home that comprises: a porch, an entrance hall, four reception rooms, a guest WC, a conservatory and a large granite breakfast kitchen with a utility. On the first floor are five double bedrooms, two en-suites and the main bedroom has a walk-in wardrobe and a balcony that faces the woodland area at the back of the golf course. There is also a re-fitted family bathroom, a good-sized family garden with new decking, parking for 4 - 5 cars and a double garage with electric doors. This property is offered with no onward chain. Whitnash is great for the local schools, Jaguar Land Rover, the M40, the Leamington train station and obviously the local golf course.

It's in details...

Porch

UPVC double glazed French doors lead into the porch, which has flagstone-style flooring, uPVC double glazed windows, PVC clad roof, a wall light and a timber double glazed door to the hallway.

Entrance Hall

With modern click vinyl flooring, beautifully decorated, wall-mounted radiator, a freshly painted staircase with new carpet that leads to the first floor and an oak door under stair storage cupboard. There is coving, an internal glazed window through to the dining room, oak doors lead through to the reception rooms and the guest WC.

Guest WC

With a continuation of the vinyl flooring, a bowl sink with mixer tap and vanity storage. Concealed waste toilet, a mirror cabinet, a radiator, down-lights and an extractor.

Study

Continuation of the click vinyl flooring into the space, which has been freshly decorated, coving, radiator and a uPVC double glazed window to the front.

Sitting Room

Continuation of the click vinyl flooring into the space, which has been freshly decorated, coving, radiator and a uPVC double glazed window to the front.

Living Room

Continuation of the click vinyl flooring into the space, which has been freshly decorated, coving, a radiator and uPVC double glazed french doors to the conservatory. There are two light points and a gas feature fireplace with painted surround.

Conservatory

Large glass roof conservatory with fitted blinds, brick plastered walls, with electrics, uPVC double glazed windows and French doors to the garden. There is timber effect laminate flooring, a radiator and wall lights.

Dining Room

Continuation of the click vinyl flooring into the space, which has been freshly decorated, coving, a large radiator and a uPVC double glazed french doors to the garden. Downlights and an archway through to the breakfast kitchen.

Breakfast Kitchen

A spacious kitchen that has a dark wooden effect finish, chrome handles, granite worktops and a large centre island. There is a double fitted sink with central mixer tap, a fitted dishwasher, housing for an American-style fridge freezer and a breakfast bar. Space for a large gas range-style cooker, an extractor over, there is under-counter lighting and a uPVC double glazed window to the rear and French doors to the decking and garden. A door leads through to the utility.

Utility

Fitted with cupboards, dark worktops, a single bowl sink with a mixer tap and a drainer. There is a cupboard housing the gas boiler, space and plumbing for a washing machine, space for a dryer, a uPVC double window and uPVC double glazed door to the side garden.

Landing

Being freshly decorated with new carpets and doors to the five bedrooms and the family bathroom. There is an oak door to the airing cupboard with the hot water tank. Large loft with a pulldown ladder to the boarded loft.

Bedroom One

A huge bedroom with oak flooring, radiator, lots of space for bedroom furniture, doors to the walk-in wardrobe and the en-suite. There's uPVC double glazed French doors with side matching windows to the balcony, which has metal railings and timber flooring. Great view of the woodland that backs onto the golf course.

En-Suite

With a large Jacuzzi bath with shower screen and a mains thermostatic shower over. There is travertine style mosaic tiling, downlights, an extractor, a square surface mounted sink with mixer tap, a chrome towel radiator and a toilet. UPVC double glazed window.

Bedroom Two

A spacious double bedroom with fitted double wardrobes, a radiator, a uPVC double glazed window to the rear and an oak door through to the en-suite.

En-Suite

A stylist refitted en-suite with a large glass door shower cubicle, with a mains rainfall shower and a handheld shower attachment. A contemporary pedestal hand wash basin with mixer tap, a toilet, a chrome towel radiator, LED mirror, half-tiled walls, down-lights, an extractor and a uPVC double window.

Bedroom Three

A spacious bedroom with fitted wardrobes, a radiator, a uPVC double glazed window to the front elevation and an oak door through to the en-suite.



En-Suite

Which is half tiled with a shower cubicle with a mains shower, an electric shaver point, pedestal hand wash basin with a mixer tap, radiator, a toilet, down-lights, an extractor and a uPVC double glazed window.

Bedroom Four

A double bedroom with a uPVC double glazed window to the rear and a radiator.

Bedroom Five

Another double bedroom with a radiator and a uPVC double glazed window to the front elevation.

Bathroom

A stylish re-fitted bathroom with a white bath, with a glass shower screen, a mixer tap and a thermostatic rainfall shower with a handheld shower attachment. A contemporary hand basin with pedestal & mixer tap, a toilet, a large chrome towel radiator, an LED mirror, down-lights and an extractor. Fully tiled walls.

Garden

There's a good area of lawn as well as new raised timber decking. There is a slate side garden with a further patio and another slate area perfect for bins and bikes. Paved passageway leads to the door to the utility, the door to the double garage, timber gate to the front.

Front & Parking

There's parking at the front for 4 to 5 vehicles and then a slabbed area that leads to the front storm porch, which has two timber-built raised bedding boxes to each side with flowers and planting. Gate to the side garden.

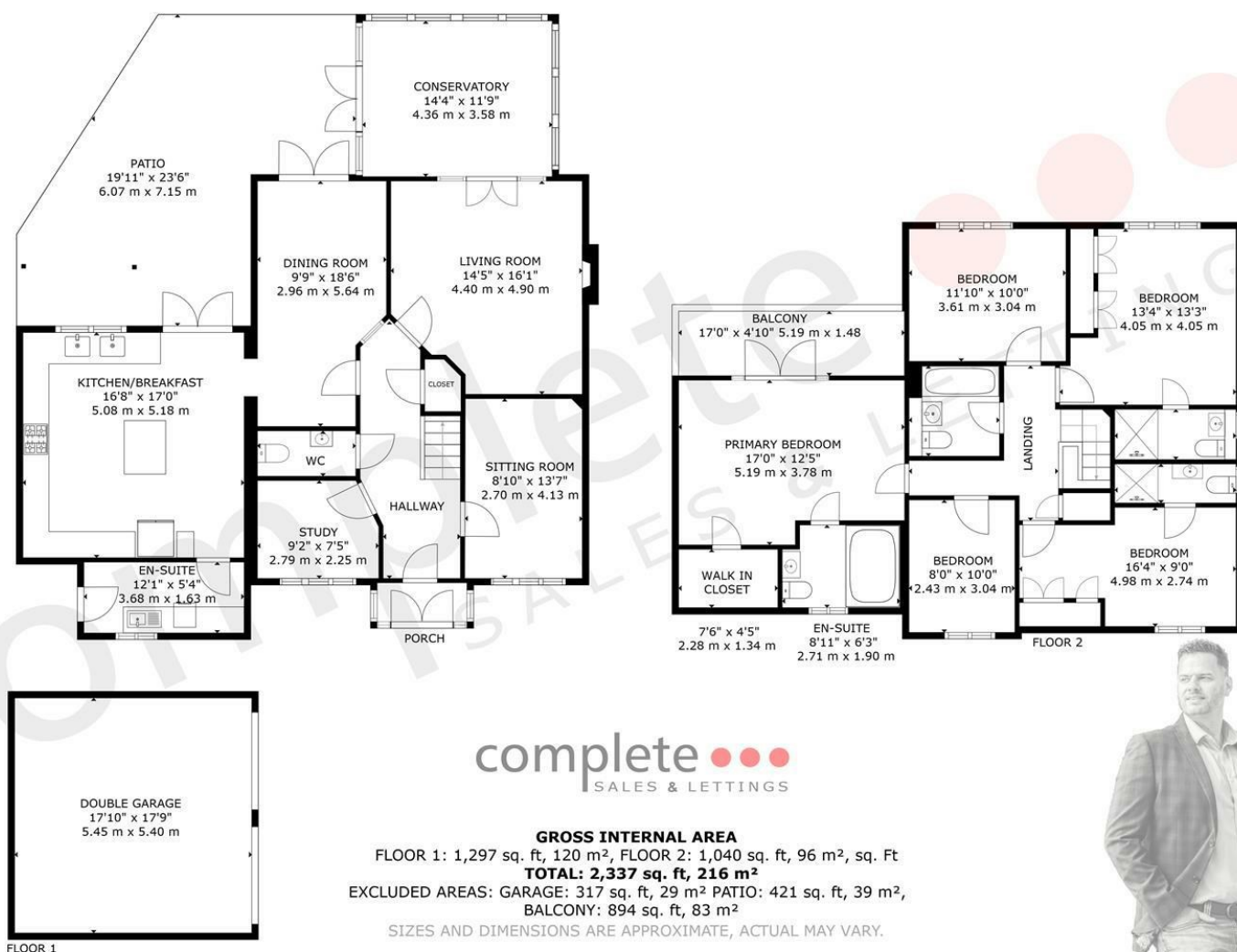
Double Garage

Double garage with electric roller doors, power, lighting and eaves storage. Pedestrian door to the site garden.

Location

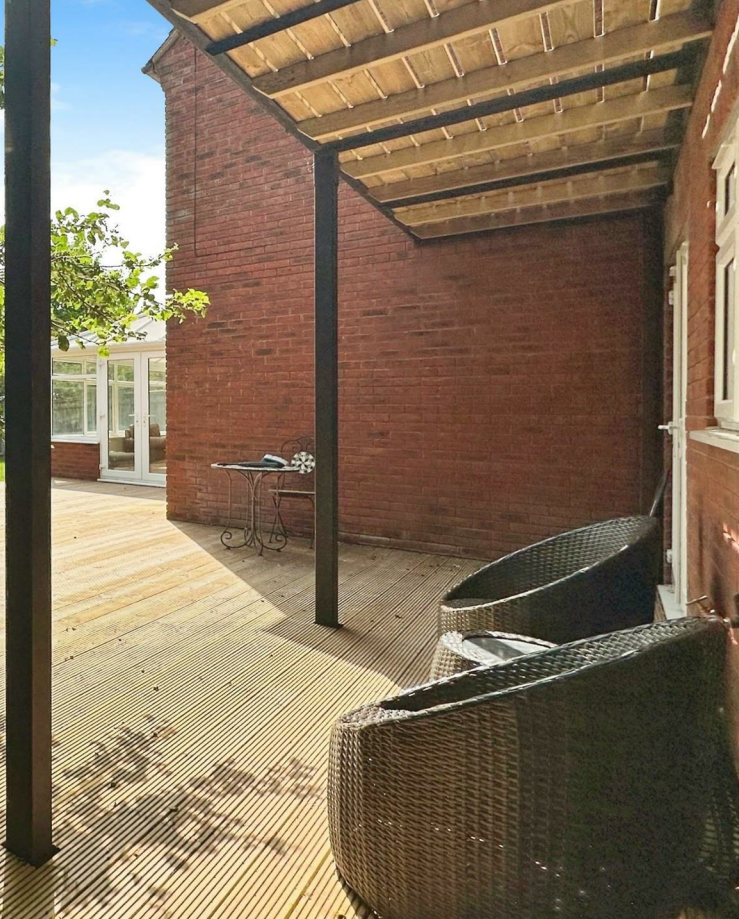
Located on a sought after residential development in Whitnash which is southern suburb of Leamington Spa close to Warwick Gates. Well positioned for access to M40, Whitnash has a variety of social clubs, pubs, shops, parks and great local schools catchments such as Briar Hill, St Josephs and Myton School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





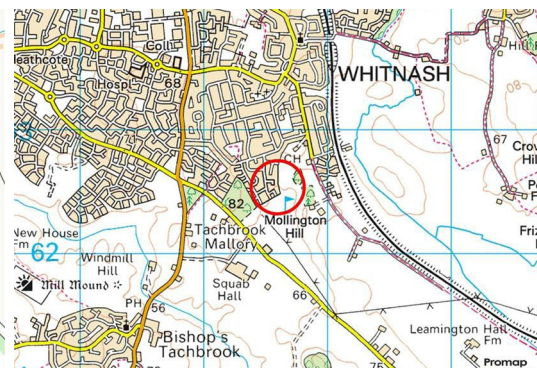
The Leamington Property Expert





- Extended Detached
- Three Receptions
- Guest WC & Utility
- Large Breakfast Kitchen
- Double Garage & Parking

- Five Bedrooms
- Four Bathrooms
- Conservatory
- Large Main Bedroom Balcony
- No Chain & Cul-De-Sac



HOLYOKE GROVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS